

**City of Dexter
Zoning and Subdivision Ordinances Sub-Committee
October 4, 2021
5:00 – 6:30 p.m.
Meeting Minutes**

1. Roll Call

The meeting was called to order at 5:00pm with the following members in attendance:

Jamie Griffin, CC
Karen Roberts, PC
Wa Hubbard, CC
Chris Wallaker, ZBA
Thom Phillips, PC
Kyle Marsh, PC (arrived 6:15pm)

Absent: None

Also in attendance: Michelle Aniol (Community Development Manager), Mike Auerbach, (Assistant Planner), Megan Masson-Minock (CWA).

2. Approval of Minutes

Moved Griffin, support Roberts to postpone approval of the September 7, 2021 Meeting Minutes until the next meeting.

Ayes: Wallaker, Phillips, Roberts, Griffin, Hubbard
Nays: None
Absent: None

Members proceeded with the meeting agenda as presented without objections.

3. Draft Regulations: Signs, Landscaping, and Parking

Ms. Masson-Minock presented the draft Article 5. Members provided the following comments:

- Remove prohibition against construction vehicles parking on-street, but check that procedures are available to regulate administratively.
- Add provisions allowing for land banking and options to reduce the total parking spaces required for shared parking areas, depending on use.
- Review waivers approved for previous developments and consider updating parking table accordingly.
- Bicycle parking should be its own section. Bicycle parking should be required for multiple-family buildings.

Ms. Masson-Minock presented the draft Article 6. Members provided the following comments:

- Landscape requirements should apply when a building or use is expanded by 25% or 30%, not 10% as currently required. Establish basic requirements that will need to be met for exempt expansions.
- The required tree inventory should include all deciduous trees over 8" in DBH and evergreens over 6' in height.
- Credits for existing trees should be counted on a one-to-one basis. Replacement trees may be counted for up to 50% of landscape requirements.
- Recommended tree list will be moved to an ordinance attachment. Consider incorporating ways to encourage more native species.
- Requirements to survey adjacent properties should include less detail, and only require what is needed for landscaping or screening.
- Reduce screening requirements between like-uses, especially residential uses. Reconsider types of plantings required by use, e.g., more shrubs along street than trees for retail uses.

Ms. Masson-Minock presented the draft Article 7. Members provided the following comments:

- Staff should consult with the City Attorney regarding new provisions for the Main Street banner.
- Consider form-based standards, with height limitations.

4. Preview: Subdivision Control Ordinance

Ms. Masson-Minock summarized the considerations for the draft Subdivision Control Ordinance. Members offered the following comments:

- Carefully consider how traffic calming measures are implemented.
- Allow on-street parking, reduce road width, encourage neighborhood connectivity and grids that mirror the Old Village.
- Make provisions for green space.
- Allow for smaller lots.
- Consider requirements regarding ownership/dedication of storm infrastructure, parks, and streets.

5. Check out

- a. Sub-Committee: Questions & resources on Dropbox or to staff by October 15.
- b. Staff & CWA: Materials for next meeting to sub-committee by October 22.

c. Next meeting date: Monday, November 1, 2021, at 5 p.m.

The meeting adjourned at 6:38 pm without objection.

Respectfully submitted,

Mike Auerbach
Assistant Planner

Approved for filing: November 1, 2021